



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00064 Butterfield Trail Industrial Park Unit Two
Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: November 1, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of Airport Drive and South of Spur 601

Acreage: 16.177 acres
Rep District: 2
Existing Use: Industrial Development
Existing Zoning: M-1 (Industrial)
Proposed Zoning: M-1 (Industrial)

Nearest Park: Fort Bliss Soccer Complex (1.03 miles)
Nearest School: Milam Elementary School (0.86 mile)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and is not subject to impact fees.

Property Owner: City of El Paso
Applicant: Brock & Bustillos Inc.
Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Industrial)/ Industrial Development
South: M-1 (Industrial)/ Industrial Development
East: M-1 (Industrial)/ Industrial Development
West: M-1 (Industrial)/ Industrial Development

PLAN EL PASO DESIGNATION: G7 Industrial and/or Railyards.

APPLICATION DESCRIPTION

This is a city-initiated request to replat the subject property for the purpose of dedicating additional right-of-way to construct a roundabout at the Butterfield Trail Boulevard and Leigh Fisher Boulevard intersection. The project is being reviewed under the current subdivision code.

Per Section 19.26.040, the applicant is requesting an alternative subdivision improvement design for the rights-of-way, specifically regarding the design of a trail within the parkway (Attachment

5).

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative subdivision improvement design and **approval** of Butterfield Trail Industrial Park Unit Two Replat A on a **Resubdivision Combination** basis subject to the following comments and conditions:

Planning Division Recommendation:

Approval with alternative subdivision improvement design. In this case, the design has been coordinated with City of El Paso Engineering staff and has been determined to meet or exceed standards within the Design Standards for Construction manual.

Transportation Comments:

Note:

- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Engineering & Construction Management

No sidewalks exist in the area and no connectivity presently exists in the industrial park at all. The compacted-screenings sidewalk is not an inferior improvement to a concrete sidewalk for various reasons. In fact the compacted-screenings sidewalk (i.e., trail) reduces impact stress upon walkers and runners alike. The section of the compacted-screenings sidewalk has an improved drainage ability that will permeate storm water rather than shed it to the street, thus partially reducing the potential storm water pollution. There is also a reduction of the Urban Heat Island Effect of the compacted-screenings versus the concrete. This would make the compacted-screenings sidewalk a more eco-rational solution as opposed to concrete. The compacted-screenings sidewalk is a better than or equal to sidewalk solution than concrete. As such we recommend the alternative design.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

No Objection

EPWU Storm Water Utility Recommendation:

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff for any proposed development.

Parks and Recreation Department

We have reviewed **Butterfield Trail Industrial Park #2 Replat "A"**, a resubdivision combination plat map and offer no objections to this subdivision application.

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore excluded from the calculation for parkland dedication as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

B. A nonresidential replat where easements or rights-of-way are eliminated, added or changed from the original subdivision, as evidenced by the original subdivision and replat;

C. A nonresidential replat which changes the lot location or design, but where the acreage has not been increased, as evidenced by the original subdivision and replat.

If acreage is increased /decreased or the property zoning / use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

2. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines, appurtenances, or meters due to improvement work associated with the additional right-of-way dedication.

EPWU-PSB Comments

3. There are existing water and sanitary sewer mains along Butterfield Trail Drive and Leigh Fisher Street. These mains are available for service.

4. EPWU records indicate existing water service connections for the properties located within the replat.

5. Previous water pressure readings from a fire hydrant located at the southeast corner of the intersection of Butterfield Trail Drive and Leigh Fisher Street have yielded a static pressure of 96 pounds per square inch (psi), a residual pressure of 84 psi, and a discharge of 1,501 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer.

6. EPWU requires a new service application to provide additional services. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

The new names are ok with us.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

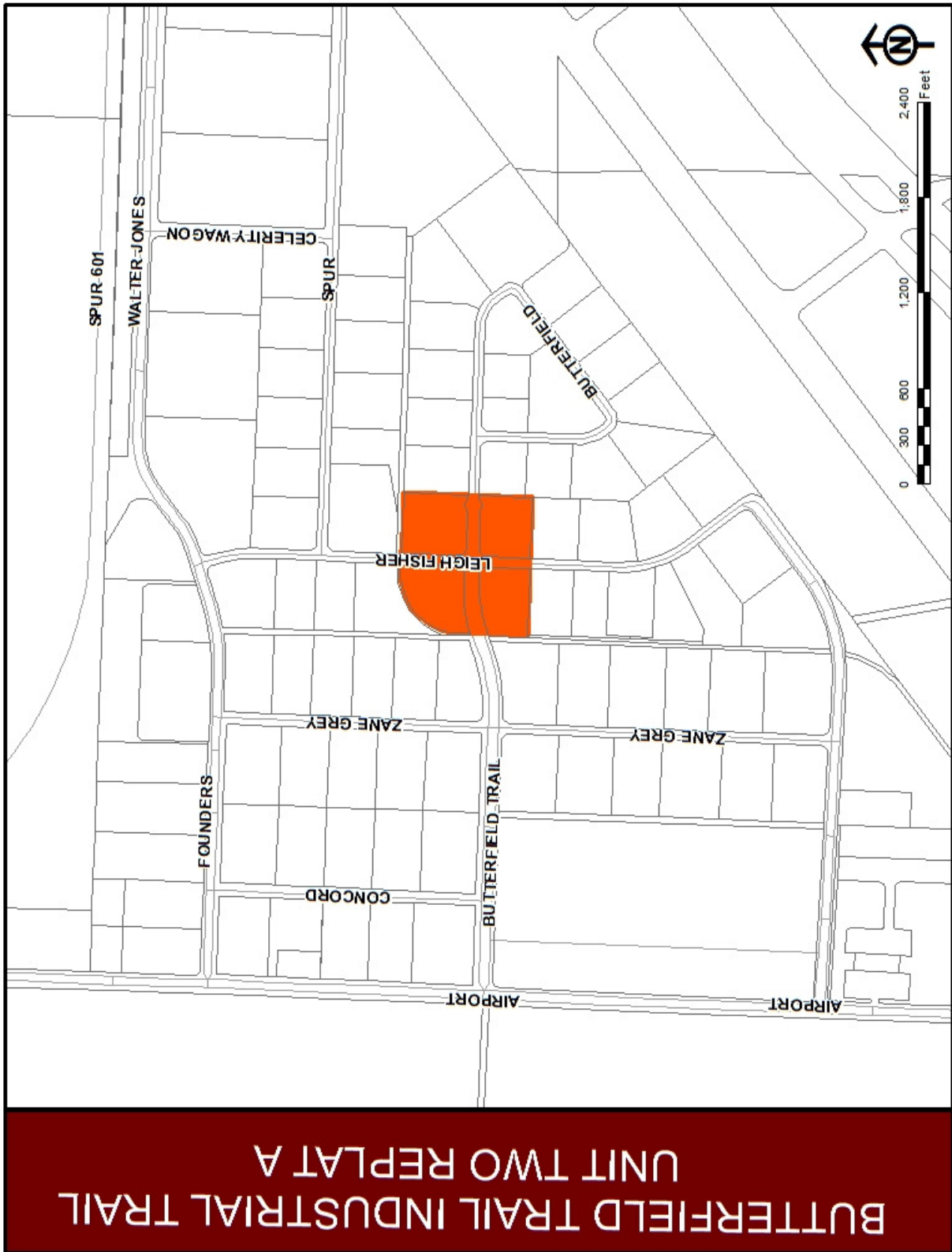
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is not subject to impact fees.
4. Applicant shall address the following comments prior to recordation:
 - Correct approval block to reflect CPC approval instead of administrative minor approval.
 - Correct name of subdivision in plat notes.

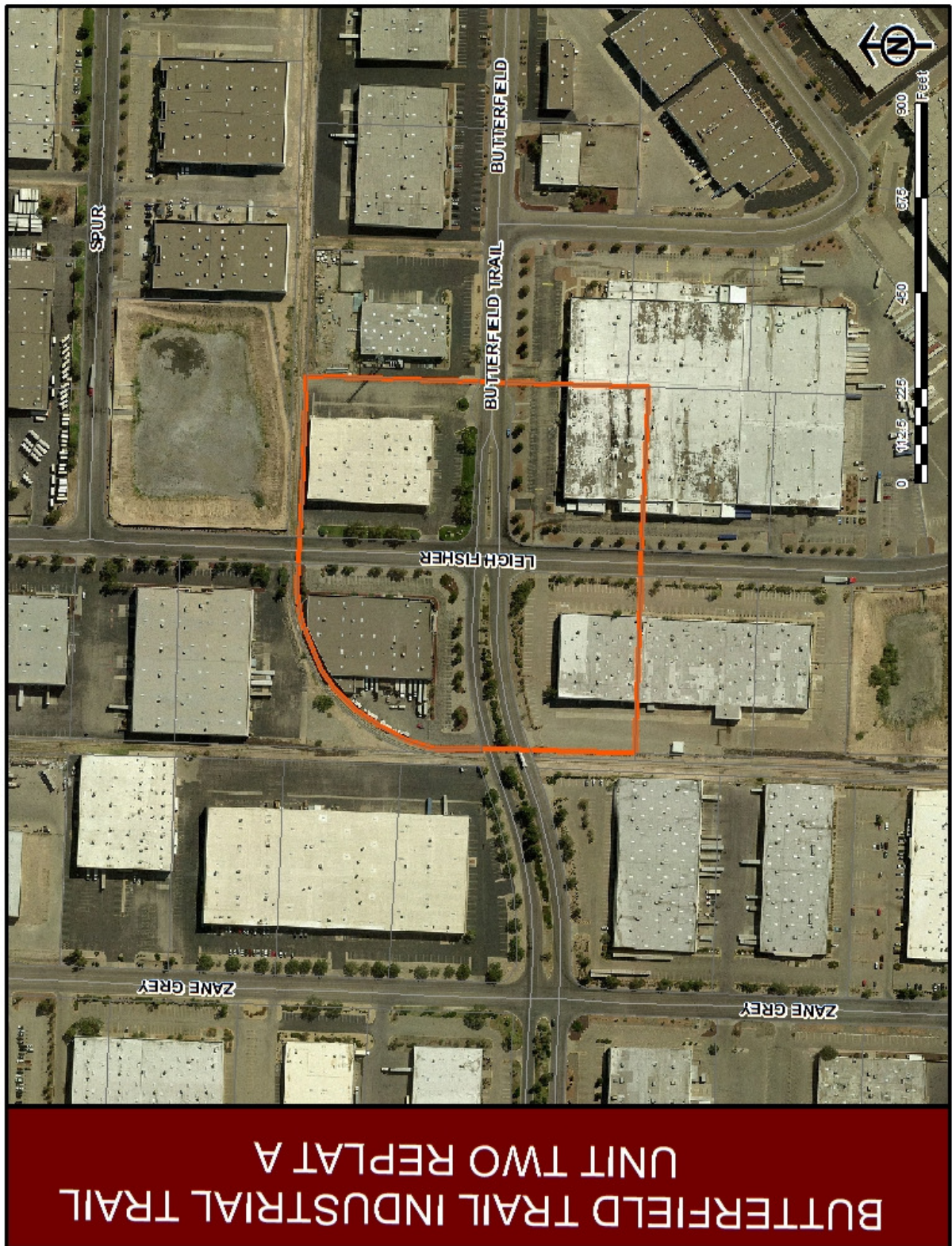
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative design request
6. Cross-sections
7. Application

ATTACHMENT 1



ATTACHMENT 2



[illegible]

ATTACHMENT 5



ROMAN BUSTILLOS, P.E.
President

RANDY P. BROCK, P.E.
Executive Vice President

SERGIO J. ADAME, P.E.
Vice President - Engineering

AARON ALVARADO, R.P.L.S.
Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

October 17, 2012

City of El Paso
City Development Department
Two Civic Center Plaza, 5th Floor
El Paso, Texas 79901

Attn: Mr. Justin D. Bass, CNU-A

Re: Butterfield Trail Industrial Park Unit One Replat E,
Butterfield Trail Industrial Park Unit Two Replat A and
Butterfield Trail Industrial Park Unit Three Replat A

Dear Mr. Bass:

Please find attached a detail of the cross-section of the proposed trail detail in lieu of the required concrete walkway. The trail, as shown, fully complies with the Americans with Disabilities Act and the Texas Accessibility Standards. We respectfully request that the City Planning Commission (CPC) consider a modification of materials for this small section of the replat.


Currently, no pedestrian walkways exist in the Butterfield Trail Industrial Park. However, the El Paso International Airport (EPIA) has just initiated a construction project on the Industrial Park's streets and medians and has introduced permeable trails to serve as pedestrian walkways in order to provide pedestrian connectivity throughout the Butterfield Trail Industrial Park. The proposed median and walkway improvements are in keeping with the design principles of the Congress for the New Urbanism.

Therefore, we respectfully request that the CPC favorably consider allowing the EPIA to provide an alternate material other than concrete on this portion of the improvement project that is being presented for consideration in this replat application.

If you have any questions, please contact me at your convenience.

Sincerely,

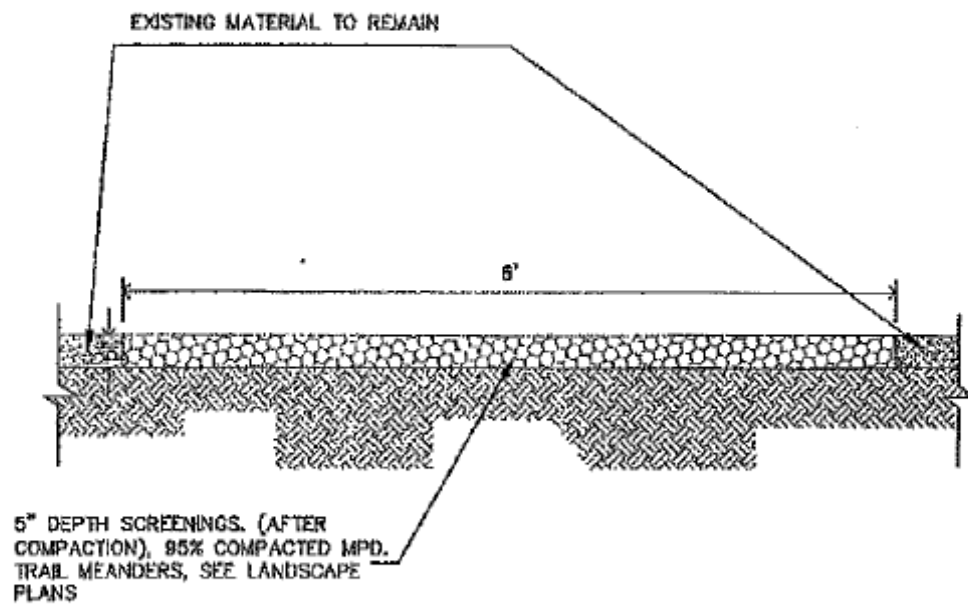
BROCK & BUSTILLOS INC.



Roman Bustillos, P.E., CNU-A

Attachment

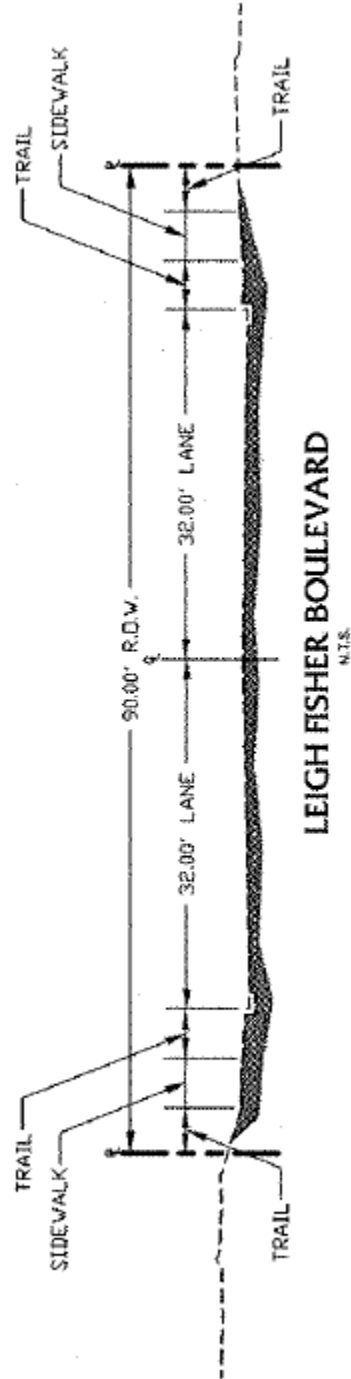
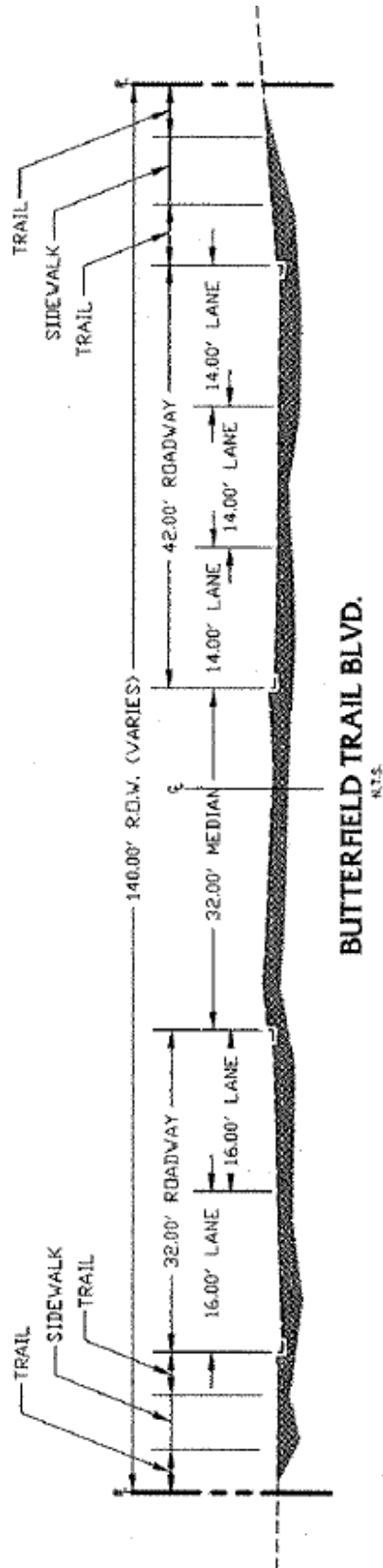
Attachment



(F) NEW TRAIL AT PARKWAYS

NOT TO SCALE

ATTACHMENT 6



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 10/16/2012

FILE NO. _____

SUBDIVISION NAME: Butterfield Trail Industrial Park Unit Two Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 7, Block 7, Lot 1, Block 12, Lot 5, Block 9 and Lots 14, Block 8, and a portion of Leigh Fisher Blvd., ROW and Butterfield Trail Blvd., ROW, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>4</u>
Industrial	<u>16.1779</u>	<u>4</u>	Total (Gross) Acreage	<u>16.1779</u>	_____
3. What is existing zoning of the above described property? M-1 Proposed zoning? M-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____ N/A
6. What type of drainage is proposed? (If applicable, list more than one)
Surface run off
7. Are special public improvements proposed in connection with development? Yes X No _____
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception
Replat will be reviewed and processed administratively.
9. Remarks and/or explanation of special circumstances: _____
10. **Improvement Plans submitted?** Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record City of El Paso Two Civic Center Plaza 79901 (915) 541-4000
 (Name & Address) (Zip) (Phone)
13. Developer El Paso International Airport 6701 Convair Road 79925 (915) 780-4720
 (Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc. 417 Executive Center Blvd. 79902 (915) 542-4900
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$651.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

ROMAN BUSTILLOS, P.E.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.